



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Accepting a Portion of the Improvements in Century Meadows Three, Unit No. 4, Tract No. 2769

MEETING DATE: November 19, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting a portion of the improvements in Century Meadows Three, Unit No. 4, Tract No. 2769.

BACKGROUND INFORMATION: Improvements in Century Meadows Three, Unit No. 4, Tract No. 2769, include street frontage improvements along Harney Lane and Mills Avenue, as well as improvements within the subdivision boundaries.

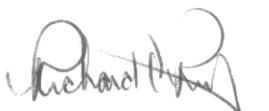
The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Harney Lane Development, LLC, as approved by the City Council on December 18, 2002, and as shown on Drawing Nos. 002D085 through 002D095, 002D107 through 002D112, and 002D143. The interior improvements on the residential streets are substantially complete. The block wall and the landscaping along Harney Lane and Mills Avenue are not complete yet, and staff is recommending that Council accept only the interior streets of this subdivision. Several homes in this development are ready for occupancy, and the developer is requesting that the City accept a portion of the improvements to accommodate the new home owners.

A condition of the Century Meadows Three, Unit No. 4 improvement agreement required that the Harney Lane Sanitary Sewer Lift Station be accepted by the City and that property owners in the lift station service area pay their proportionate share of the costs for the lift station, force main, and trunk line. Council is being asked at its November 19, 2003, meeting to accept a portion of the lift station improvements to accommodate the new residents of Century Meadows Three, Unit No. 4. Since the lift station project is not totally complete (the lift station contractor has yet to install the access road and the standby generator), the Century Meadows Three, Unit No. 4 developers are paying an estimated cost for their share of the lift station improvements. The actual fee will be determined by the Council after the lift station contractor has completed all of his work.

The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Colony Drive	0.10
Potomac Way	0.10
Lexington Drive	0.12
Victoria Drive	0.08
Plymouth Way	0.05
TOTAL NEW MILES OF CITY STREETS	0.45

FUNDING: Not applicable.

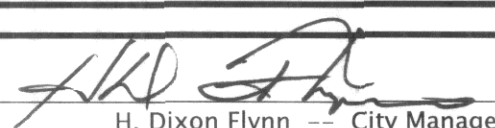

Richard C. Prima, Jr.
Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer
RCP/WKF/pmf

cc: Randy Hays, City Attorney
Senior Civil Engineer – Development Services
Chief Building Inspector
Developer/Owner

Senior Engineering Technician - Design
Street Superintendent w/map
Senior Traffic Engineer
Baumbach and Piazza

APPROVED: _____


H. Dixon Flynn -- City Manager

RESOLUTION NO. 2003-214

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING THE
DEVELOPMENT IMPROVEMENTS INCLUDED IN THE IMPROVEMENT
AGREEMENT FOR CENTURY MEADOWS THREE, UNIT NO. 4,
TRACT NO. 2769, WITH THE EXCEPTION OF THE BLOCK WALL
AND LANDSCAPING ALONG HARNEY LANE AND MILLS AVENUE

The City Council of the City of Lodi finds:

1. That most requirements of the Improvement Agreement between the City of Lodi and Harney Lane Development, LLC, for the improvements in Century Meadows Three, Unit No. 4, have been substantially complied with. The improvements are shown on Drawing Nos. 002D085 through 002D095, 002D107 through 002D112, and 002D143 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 18, 2002; and
2. That the block wall and the landscaping along Harney Lane and Mills Avenue are not complete at this time, and staff recommends accepting only the interior streets of this subdivision; and
3. The streets to be accepted are as follows:

<u>Streets</u>	<u>Length in Miles</u>
Colony Drive	0.10
Potomac Way	0.10
Lexington Drive	0.12
Victoria Drive	0.08
Plymouth Way	0.05
Total New Miles of City Streets	0.45

Dated: November 19, 2003

I hereby certify that Resolution No. 2003-214 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 19, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
http://www.lodi.gov

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 13, 2003

Bennett Development, Inc.
P.O. Box 1597
Lodi, CA 95241

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Adopt Resolution Accepting a Portion of the Improvements in
Century Meadows Three, Unit 4, Tract No. 2769

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, November 19, 2003. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Wes Fujitani,
Senior Civil Engineer, at 333-6800, extension 2669.

P. Prima

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD

Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

KEITH LAND

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City Clerk

RANDALL A. HAYS

City Attorney

RICHARD C. PRIMA, JR.

Public Works Director

November 24, 2003

Bennett Development, Inc.
P.O. Box 1597
Lodi, CA 95241

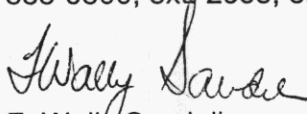
SUBJECT: Century Meadows Three, Unit No. 4, Tract No. 2769

The City Council of the City of Lodi, at its meeting on November 19, 2003, accepted a portion of the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting this portion of the public improvements. From the date of the resolution, the City of Lodi will maintain the streets and other public improvements installed within rights-of-way and public utility easements within this portion as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that they may release \$702,492.30 from the bond covering faithful performance for the portion accepted. The bond covering labor and materials must remain in effect until February 17, 2004, at which time that bond amount can be reduced to \$166,283.68.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Rebecca Areida, Management Analyst
Farmers and Merchants Bank
Baumbach and Piazza

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
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CITY OF LODI
PUBLIC WORKS DEPARTMENT

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City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 24, 2003

Tracy Muegge, Vice President
Farmers & Merchants Bank
P.O. Box 3000
Lodi, CA 95241

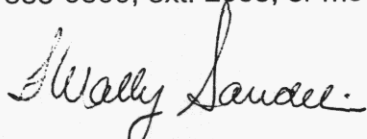
SUBJECT: Acceptance of Portion of Public Improvements
Century Meadows Three, Unit No. 4, Tract No. 2769

The City Council of the City of Lodi, at its meeting on November 19, 2003, accepted a portion of the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to release \$702,492.30 from the bond covering faithful performance for the portion accepted. The balance to be held in the faithful performance bond is \$332,567.36. The bond covering labor and materials must remain in effect until February 17, 2004, at which time that bond amount can be reduced to \$166,283.68.

When the final improvements are accepted, we will notify you regarding the final release of the bonds.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin
City Engineer

FWS/RA/pmf

Enclosures

cc: Bennett Development, Inc.
Baumbach and Piazza
City Clerk
Rebecca Areida, Management Analyst